



**BRITISH  
PROPERTY  
AWARDS**

**2021**



**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**£625,000**

**TENURE : FREEHOLD**

**Church Hill Road, East Barnet, EN4**

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 2**

**3 BEDROOM END OF  
TERRACED HOUSE**

**2 RECEPTIONS**

**GARDEN & GARAGE**

**OFF STREET PARKING FOR 2  
CARS**

**NEAR POPULAR SCHOOLS**

**SHORT WALK TO OAK HILL  
PARK**

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB  
office@mantlestates.com | 0208 275 1555  
Website: <https://mantlestates.com/>



Mantlestates are pleased to offer this 3 bedroom end of terraced house with separate receptions, garden with garage and off street parking for 2 cars. Well located to local schools & Oak Hill park.

**ENTRANCE HALL** 14' 09" x 5' 10" (4.50m x 1.78m)

Radiator, under stairs storage cupboard.

**CLOAK ROOM** 4' 02" x 2' 08" (1.27m x 0.81m)

Low-level flush w/c, wash hand basin, part tiled walls, extractor.

**FRONT RECEPTION** 14' 04" x 12' 00" (4.37m x 3.66m)

Double glazed window to the front aspect, 2 radiators, carpet.

**REAR RECEPTION** 14' 03" x 11' 05" (4.34m x 3.48m)

Double glazed window to the rear aspect, double glazed door to the garden, carpet, featured fireplace, radiator.

**KITCHEN/ MORNING AREA** 17' 06" x 7' 00" (5.33m x 2.13m)

17'06 X 7'00 > 5'08 MORNING AREA: Double-glazed window to the side aspect, radiator, wall & base units. KITCHEN AREA:

Double glazed window to the rear aspect, double glazed door to the garden, wall & base units, part tiled walls, plumbing for washing machine, stainless steel sink drainer with mixer tap, electric oven, gas hob.

**FIRST FLOOR LANDING** 7' 07" x 6' 04" (2.31m x 1.93m)

Double-glazed window to the side aspect, carpet, and loft access.

**BATHROOM** 7' 04" x 6' 01" (2.24m x 1.85m)

Double glazed window to the rear aspect, tiled wall, heated towel rail, low-level flush w/c, wash hand basin with mixer tap, walk-in shower, storage cupboard housing hot water cylinder.

**REAR BEDROOM** 14' 02" x 11' 05" (4.32m x 3.48m)

Bay double-glazed window to the rear aspect, carpet, radiator, and wall-to-wall wardrobes.

**FRONT BEDROOM** 14' 10" x 11' 08" (4.52m x 3.56m)

Bay double-glazed window to the front aspect, carpet, radiator, and fitted wardrobes.

**FRONT BEDROOM** 8' 05" x 6' 06" (2.57m x 1.98m)

Double-glazed window to the front aspect, radiator, and carpet.

**GARDEN** 71' x 22' (21.64m x 6.71m)

Patio area, artificial grass, garden shed.

**GARAGE** 19' 00" x 10' 00" (5.79m x 3.05m)

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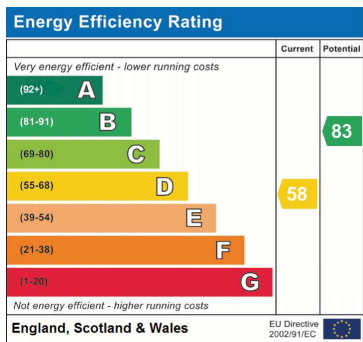
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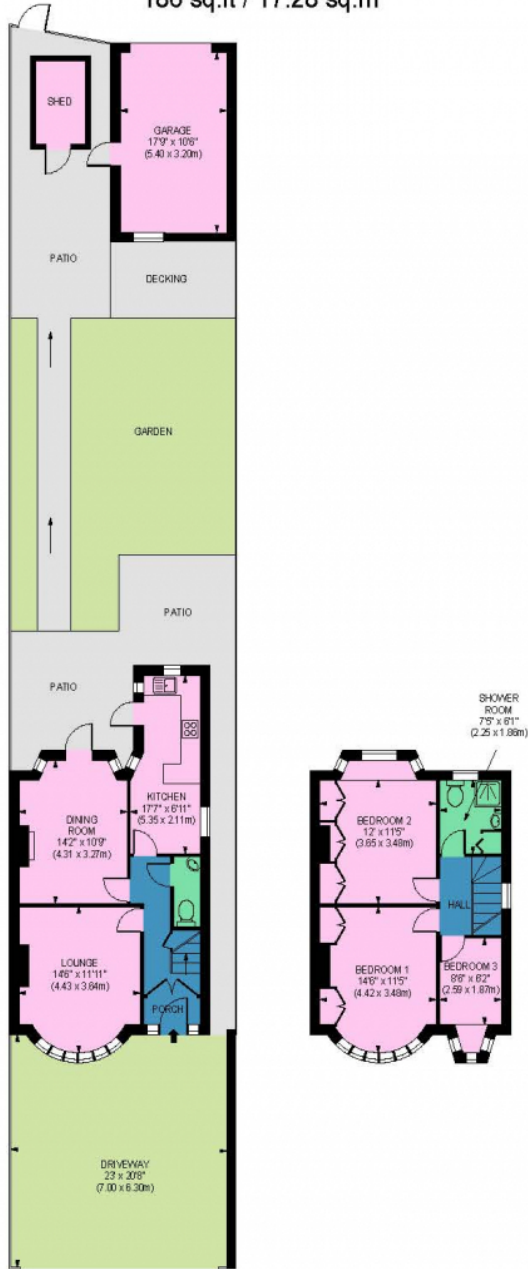




Address: Church Hill Road, East Barnet, EN4



Approximate Gross Internal Floor Area  
**1048 sq.ft / 97.40 sq.m**  
 Approximate Garage Area  
**186 sq.ft / 17.28 sq.m**



**GROUND FLOOR**

**FIRST FLOOR**



SCALE 1:200 @ A4

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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